



PLANNING COMMISSION AGENDA

April 8, 2013

6:00 P.M. CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the March 11, 2013 Planning Commission Meeting Minutes
Approval of the March 18, 2013 Planning Commission Workshop Minutes
Approval of the April 5, 2013 Pre-Planning Commission Meeting Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

A. PC13-45FSU, Final Subdivision Plat, 119-125 West South Street

The Applicant is requesting final subdivision plat approval to create four new lots surrounding the existing residential units located on West South Street. (NAC 11)(Mark)

V. CONTINUANCES

B. PC12-716MU, Master Plan, West Park Village

The Applicant is requesting a 30 day continuance to the May 13, 2013 Planning Commission Meeting. (NAC 8)(Mark)

VI. MISCELLANEOUS

C. City of Frederick FY14 MDoT Transportation Priorities

Request by Staff for a recommendation to the Mayor and Board of Aldermen on the FY2014 transportation priorities for the City. (Tim Davis)

VII. OLD BUSINESS

D. PC12-785PSU, Preliminary Subdivision Plat, Market Square at Frederick

The Applicant is requesting approval for revisions to the previously approved preliminary subdivision plat for the Market Square development in order to consolidate six lots previously approved for live-work units into one commercial/retail lot, Lot R-3. (NAC 4)(Love)

E. PC12-786FSI, Final Site Plan Market Square at Frederick

The Applicant is requesting approval for revisions to the previously approved final site plan for the retail/commercial component of the Market Square development in order to establish a 19,260 square foot, three-story commercial/office building on Lot R-3.

The Applicant is also requesting approval of a modification to Section 607 of the Land Management Code (LMC) entitled, *Parking and Loading Standards*, as well as approval of architectural elevations in accordance with Section 604, *Building and Urban Design Standards*, and Section 863, *Shopping Centers and Big Box Stores*. (NAC 4)(Love)

VIII. NEW BUSINESS

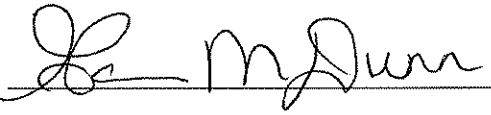
F. PC13-55FSU, Final Subdivision Plat, Montevue Campus/Citizens Nursing Home

The Applicant is requesting final subdivision plat approval in order to subdivide the Frederick County Montevue Campus into two lots. (NAC 1)(Reppert)

G. PC12-782FSI, Final Site Plan, 7th Street McDonalds

The Applicant is requesting final site plan approval for the demolition of the existing fast food restaurant at 1399 W 7th Street and the reconstruction of a new 4,721 square foot restaurant.

The Applicant is also requesting approval of modifications to Section 601 of the Land Management Code (LMC) entitled, *Access Management*, and Section 607, *Parking and Loading Standards*. (NAC 6)(Reppert)

Approved for release by  on 4/3/13

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyer at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.

